

1/20 Almond Drive, Salisbury, SA 5108

House For Sale

Thursday, 13 June 2024



1/20 Almond Drive, Salisbury, SA 5108

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 522 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

Best Offers by 9am Tues 25/6/24 (USP)

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=khbNTqXfKUi>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this 4-bedroom, 2-bathroom home, perfect for settling down in sunny Salisbury or add to your investment portfolio as there is already a fantastic tenant in place. Please note photographs of the property were taken in 2022 and are being re-used. The virtual tour is current.As you enter this spacious family home you will come across the first living area, a spacious light-filled lounge room, ideal for entertaining friends and loved ones. The open plan kitchen, dining and family space is the perfect place for you and your loved ones to gather after a long day for meals and relaxation. Quality stainless-steel appliances can be found in the kitchen including a gas cooktop, electric oven and dishwasher as well as plenty of sleek white cabinetry. This area opens up to the outdoor verandah, with a pitched roof and eZip outdoor blinds enhancing this outdoor living space. Dine alfresco and entertaining friends and family will be a joy in this area as there is plenty of space for seating and perhaps a BBQ or pool table.The main bedroom is equipped with it's own private en-suite, a spacious walk-in wardrobe, ceiling fan and features a forest green feature wall, contrasting beautifully with the timber look flooring. Two of the guest bedrooms have ceiling fans and built-in wardrobes and are steps away from the main bathroom with a separate toilet. Extending the floorplan further is an internal rumpus room with direct access to the front yard and entertaining area making this the perfect play room, teenagers retreat or fourth bedroom.Key features you'll love about this home:- Ducted reverse cycle heating and cooling with WI-FI control- Eco friendly solar panel system with 22 panels- Fully fenced block with a sliding gate and low-maintenance artificial turf- A double width carport and ample driveway space- Garden shed plus two linen cupboards for extra storage- Ceiling fans in bedrooms and the open plan living areaThis property is located just a short walk or drive to the Hollywood Plaza for all your shopping and dining needs. Many parklands, including the Roper Street Reserve, are also only a stone's throw away, providing grassy areas where you can relax amongst the sunshine or take a leisurely stroll. This home is also within close proximity to a choice of train stations, making this very convenient for those who have to commute to work or study. Don't miss out on this amazing opportunity to live amongst everything Salisbury has to offer.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 2005 (approx)Land Size / 522sqm (approx - sourced from Land Services SA)Frontage / 12.5m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,249 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / TBAAEstimated Rental / \$620-\$680pwCurrent Rental / \$620pw until 5/25 - tenants happy to vacate earlier if neededTitle / Community Title 5906/649Community Rates / \$193.55 pq (approx)Easement(s) / NilEncumbrance(s) / Nil Internal Living / 188.9sqm (approx)Total Building / 279.5sqm (approx)Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/x7Uulol>If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.